



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:21:04  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002692 <b>Parcel ID</b> 000000-00-0-50010-006-0003 <b>Cadastral ID</b> 04-19-17-02530 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 258383 LEDBETTER, BARBARA K  PO BOX 1242 INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00015 C ST NE <b>Subdivision</b> INOLA O T <b>Lot/Block</b> 0003 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 5 <b>Neighborhood</b> 1205 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660002692_001.JPG 11/13/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.15375366 -95.50663324																																																																																																																									
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 11200 <b>Non-Ag Acres</b> 0.2571 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,201.00 x 2.35 = 26,322 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 26,322		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,154 / 1,154
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,154
<b>Fixture/RghIn</b>	9 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	433 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 135,276 117.22 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 135,650 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	113.20	<b>Total Misc Impr</b>	+ 6,862	<b>Roofing Adj</b>	+ 4.82	<b>Garage Cost</b>	+ 15,484
<b>Subfloor Adj</b>	+ -1.24	<b>Total RCN</b>	= 181,990	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 80,076
<b>Plumbing Adj</b>	+ 10.09	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 101,914
<b>Adj Base Cost</b>	= 138.34	<b>Lot Value</b>	+ 26,322	<b>Total Area</b>	x 1,154	<b>Indicated Value</b>	= 128,236
		<b>Value Per SqFt</b>	111.12	<b>Adjusted Cost</b>	= 159,644		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 101,914 <b>Lot Value</b> 26,322 <b>Indicated Value</b> 128,236 111.12 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 128,236 111.12 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PATO	SLAB PORCH - OPEN	6920	12x10		120	10.68		1,282
PRCH	SLAB PORCH - COVERED	6921	20		20	24.21		484

